GOVRNMENT OF ANDHRA PRADESH

ABSTRACT

MA & UD Department - Establishment – A.P. Capital Region Development Authority, Vijayawada – Upgrade/Creation of (40) posts of Town Planning Assistant by way of surrendering (64) posts of Building Inspectors, to enable promotional channel for the post of Building Inspectors – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (B2) DEPARTMENT

G.O.MS.No. 112 Dated: 26-06-2025

Read the following:-

1. G.O.Ms.No.81, M.A. & U.D. (M) Dept., dated 16.04.2015.
2. G.O.Ms.No.82, M.A. & U.D. (M) Dept., dated 16.04.2015.
3. G.O.Ms.No.83, M.A. & U.D. (M) Dept., dated 16.04.2015.
4. G.O.Ms.No.142, M.A. & U.D. (M) Dept., dated:12.06.2015.
5. Letter from the Commissioner, APCRDA, Vijayawada, File No.MAU61-OPESoSERV(ESTL)/49/2021-OM, dt.30.03.2022.
6. Letter from the Commissioner, APCRDA, Vijayawada, File No. MAU61-OPESoSERV(ESTL)/48/2021-OM, dated 18.01.2024 and 08.04.2025.

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O R D E R:

In the G.O. first read above, Government have issued notification on staffing pattern to be followed in Andhra Pradesh Capital Region Development Authority (APCRDA). In all 778 posts were sanctioned under various Divisions of the APCRDA. In the G.O. second read above, the Governor, in exercise of the powers conferred by sub-section (1) of Section18 of the APCRDA Act, 2014 read with clause (i) of sub-section (2) of Section 18 of the said Act, made the Rules called the APCRDA Service Rules, 2015. Further, in the G.O. third read above, the Government have issued the APCRDA Human Resource Policy Rules, 2015.

2. In the references fifth and sixth read above, the Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada has stated that certain employees working in APCRDA have submitted representations requesting the creation of a promotion channel and accordingly an internal committee headed by the then Spl. Commissioner, APCRDA and six others was constituted to study the scope of creating a promotion channel for various cadres of eligible employees where no promotion channels exists or are available to the next cadre.

3. The Commissioner, APCRDA has informed that the Committee has submitted a report along with certain recommendations. The internal Committee proposed to create a single intermediary post of “Town Planning Assistant” in the Development Promotion Division with a strength of 40 positions with a pay scale of Rs.35120-87130(RPS-2015) between the existing Building Inspector and Zonal Assistant Director Posts. The proposed Town Planning Assistant shall be equivalent and interchangeable with the existing post of "Planning Assistant" in the Planning Division. The promotion channel to the post of Zonal Assistant Director may then be enabled from the proposed post of "Town Planning Assistant" as the feeder category after a minimum service of two years in that post.

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4. The Commissioner, APCRDA has also informed that as seen from the G.Os in sanctioning of posts and method of appointment to the posts in APCRDA, no promotional avenues were shown or carved for the Building Inspector category. The cadre strength of Building Inspectors is 144. The method of appointment to this category is by way of direct recruitment only. In the Special Rules of APCRDA, the next post to Building Inspector is Zonal Assistant Director, and its method of appointment is by way of direct recruitment, with no provision made from the feeder categories. In view of the lack of provision for promotion from the feeder categories, the Building Inspectors have to work in that category only and retire as Building Inspectors.

5. The Commissioner, APCRDA has further informed that the policy of the Government is to accord or ensure a minimum of three promotions to an employee during their service. In view of the lack of provision for promotion from the category, the very objective of the Government will be defeated. It was mentioned that similar categories, namely TPBO/ADM, exist in the A.P. Municipal Town Planning Subordinate Service Rules and A.P. Municipal Town Planning Service Rules, which are under the control of the Municipal Administration Department, three successive feeder category posts exist to the post of Assistant Director of Town Planning, which is equivalent to the post of Zonal Assistant Director. As per the Special Rules, the initial category TPBO will get promotion as Town Planning Supervisor and Town Planning Officer respectively, in the A.P. Municipal Town Planning Subordinate Service Rules. In respect of UDA, the Assistant Architectural Draughtsman will get promotion as Architectural Draughtsman and Junior Planning Officer as per the Special Rules of UDA.

6. The Commissioner, APCRDA has therefore proposed for creation and sanction of one intermediary post of "Town Planning Assistant" with cadre strength of (40) in the Development Promotion Division between the existing Building Inspector and Zonal Assistant Director posts by suppressing 64 Building Inspector Posts. The proposed creation of the post of Town Planning Assistant is within the sanctioned cadre strength of 778 posts sanctioned to APCRDA and there will be no financial implication to the exchequer of APCRDA, and the salaries of the employees are borne from the internal funds of APCRDA only.

7. Government after careful examination of the matter hereby accord permission for the upgradation/creation (40) posts of Town Planning Assistant between Building Inspector and Zonal Assistant Director with pay scale 54060-140540 (RPS-2022) and Mode of appointment by Promotion from Building Inspector and Direct Recruitment, in Development Promotion Division of Andhra Pradesh Capital Region Development Authority, by surrendering (64) posts of Building Inspectors (34580-107210)(RPS-2022) so as to enable promotional channel for the post of Building Inspectors.

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8. The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada shall take further necessary action in the mater accordingly.

9. This orders issues with the concurrence of Finance Department vide their U.O.No.FIN01-HR0PDPP(RRD)/24/2024-HR-II (2350552)**,** dated 29.05.2025.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner,
Andhra Pradesh Capital Region Development Authority, Vijayawada.
Copy:-
The Finance Department, AP Secretariat.
The Principal Accountant General, Andhra Pradesh, Vijayawada.
The Director of Treasuries & Accounts, AP., Mangalagiri.
The OSD to Minister (MA&UD).
The P.S. to Chief Secretary.
The P.S. to Principal Secretary, MA&UD Department.
SF/SCs.(1694364).

// FORWARDED BY ORDER //

SECTION OFFICER